

October 25, 2022

LETTER OF INTENT

City of McKinney – Planning Department
221 N. Tennessee Street
McKinney, Texas 75069

RE: *Pitts-Community Development*
SEC of Community Avenue & James Pitts Drive

ARPC Living, LLC (the “Developer”) respectfully submits the attached Record Plat of the 28-acre property located at the southeast corner of Community Avenue and James Pitts Drive in McKinney, Texas. As described in City Ordinance No. 2020-08-056, there are two tracts within the limits of the overall site. The purpose of the plat is to create lots and right-of-way (ROW) for the development described below.

The Developer intends to build townhomes on the area designated as Tract A and multifamily on the area designated as Tract B. The Developer will dedicate ROW for the widening of Community Avenue and James Pitts Drive. The Developer intends to build 91 attached townhome units on Tract A with each unit being located on its own lot. To provide adequate fire coverage around the buildings, there are several alleys shown as full-width fire lanes that will be privately owned and maintained. The Tract A development will include ROW dedication for the eastern side of Community Avenue (M4U), two divided collectors connecting to Community Avenue, an undivided residential street (R2U) that wraps the site, for public alleys provided for rear loading townhomes, and for the widening of James Pitts Drive (C2U).

The Developer is providing two density bonus requirements per Ordinance 146-108-c-1 to increase the maximum density of the townhome community. The first element is providing six-foot-wide public sidewalk along each public street constructed within the community. The sidewalk will be located within the public right-of-way and will be reflected on any associated permitting documents as deemed necessary by the director of engineering, chief building official, and/or director of planning. The second element is that there are no lots located within 50 feet on either side of the primary entrance into the community.

The Developer intends to build 78 detached multi-family units on Tract B with fire coverage provided by fire access easement and public infrastructure on Tract A.

We respectfully request consideration for approval.


Sincerely,

ARPC Living, L.L.C., a Delaware limited liability company

By: ARPC Living JV, L.L.C., a Delaware limited liability company, its sole member

By: DCH 135 Pitts & Community, L.P., a Delaware limited partnership, its operating member

By: Maple Multi-Family Development, L.L.C., a Texas limited liability company, its
general partner

By: 
Megan Smith
Vice President of Development